

**TOWN OF BUCKEYE**  
**REGULAR COUNCIL MEETING**

**AUGUST 3, 2004**

**MINUTES**

**1. Call to Order**

Mayor Hull, who led the pledge of allegiance, called the meeting to order at 7:11 p.m.

Members Present: Mayor Hull, Vice Mayor Urwiller, Councilman Meck, Councilman Beard,  
Councilwoman May, and Councilman Garza.

Members Absent: Councilman Doster

Staff Present: Carroll Reynolds, Scott Ruby, Linda Garrison, Larry Harmer, Jeanine Guy,  
Alicia Griffith, Dave Owens, Scott Rounds, and Woody Scoutten.

**2. Comments from the Public - None.**

**CONSENT AGENDA:** All items with an (\*) are considered to be routine and will be enacted by one motion of the Council. Agenda items \*3, \*4, \*5A and \*5B were all on the consent agenda. Moved by Vice Mayor Urwiller, seconded by Councilman May to approve Items \*3, \*4, \*5A and \*5B as presented. The motion passed unanimously.

(\*3.) Approved the minutes of the July 20, 2004 regular Council meeting as presented.

(\*4.) Approved invoices due by the Town for payment.

**5. NEW BUSINESS**

(\*5A.) Council approved the removal of Mary Saiz from the list of signers on Town of Buckeye bank accounts and adding the name of Carroll Reynolds.

(\*5B.) Council approved the appointment of Ron Brown as Finance Director funded through the Salaries and Wages line item for up to six months.

**NON CONSENT AGENDA ITEMS**

**Old Business**

**5C. Ordinance 27-04 Development Agreement and Community Master Plan for Southwest Ranch**

Council considered the request from Harvard Investments for a 457 acres Master Planned Community and Development Agreement. This item was originally presented to Council in March at which time Council requested clarification in the stipulations (Item O & Q). Staff reported that the changes had been made and that it is now ready for Council review. Councilman Meck questioned if the Town had received notice that water is in compliance and was told that it was. Councilwoman May questioned the size of the lots and stated that she was not in favor of lot width under 50 feet. Chris Cacheris, Vice President of Harvard Investments, stated that there are approximately 15% of the lots fewer are than 50 feet. Councilwoman May also requested that potential buyers of property be made aware of the dairy in the area. Mr. Cacheris stated that would be addressed in the public report. Councilman Garza requested that the parks and retention areas be lighted. Mr. Cacheris stated that could be arranged. Moved by Councilman Meck, seconded by Vice Mayor Urwiller to adopt Ordinance 27-04 approving both a Development Agreement and Community Master Plan for the development of Southwest Ranch located in portions of Section 20 and 29 of Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian and authorizing and directing the Mayor to sign the Development Agreement on behalf of Town and read by title only. The motion passed unanimously.

**New Business**

**5D. Public Hearing – United Engineering A04-07 and Christine Sheehy A04-09**

Mayor Hull opened a public hearing at 7:25 p.m. to hear citizen input on the following proposed annexations: (1) Request by United Engineering on behalf of Buckeye Rainbow 149 L.L.C. for the annexation of approximately 149 acres into the Town of Buckeye as generally located northeast of the intersection of Rainbow Road and Broadway Road.( A04-07); (2) request by Christine Sheehy, on behalf of Ed Lewis & Jackrabbit Trail Limited Partnership, for the annexation of approximately 114.02 acres into the Town of Buckeye as generally located east of Jackrabbit Trail between Broadway Road and Northern Avenue. Councilman Meck questioned the address of the request by Ms. Sheehy, for the annexation of approximately 114.02 acres. Staff responded that the agenda was incorrect in the address and it should have read “between Broadway Road and Southern Avenue”, not Broadway Road and Northern Avenue. The Town Attorney stated this item will need to be re-published and brought back at another meeting. There being no comments from the public, Mayor Hull closed the public hearing at 7:28 p.m.

**5E. Ordinance 29-04 Annexation of a Portion of McDowell Road**

Staff requested Council consider adoption of Ordinance 29-04 requesting the consent of the Maricopa County Board of Supervisors for the Town to annex a portion of McDowell Road. Moved by Vice Mayor Urwiller, seconded by Councilwoman May to adopt Ordinance 29-04 requesting the consent of the Maricopa County Board of Supervisors for the Town to annex a portion of McDowell Road, being a 65-foot section north, running for one-quarter of a mile, and a 65-foot section south, running one-quarter of a mile of the right-of-way center line of the McDowell Road alignment, just west of Jackrabbit Trail; all generally being located in Section 35 and 36, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and read by title only. The motion passed unanimously.

**5F. Ordinance 30-04 Annexation – Champion Partners Acquisition A04-06**

Staff presented the request by Randy Heller and Ricky Lyons on behalf of Champion Partners Acquisition, L.L. increasing the corporate limits of the Town of approximately 35 acres at the NWC of Jackrabbit Trail and McDowell Road. Moved by Councilman Meck, seconded by Councilwoman May to adopt Ordinance 30-04 increasing the corporate limits of the Town of Buckeye and read by title only. The motion passed unanimously.

**5G. Ordinance 31-04 Rezoning – Champion Partners RZ 04-167**

Staff presented the request by Randy Heller and Ricky Lyons on behalf of Champion Partners Association for the rezoning of approximately 40 acres from Rural Residential to General Commerce. Moved by Vice Mayor Urwiller, seconded by Councilman Beard to adopt Ordinance 31-04 amending the Land Use District Map of the Town in an area generally northwest of McDowell Road and Jackrabbit Trail from R-43, Rural Residential (Maricopa County) to GC, General Commerce and read by title only. The motion passed unanimously.

**5H. Ordinance 32-04 Annexation - BUCKEYE 60 L.L.C**

Staff reviewed the request by Buckeye 60 L.L.C. for the annexation of approximately 60 located in the south half of the southwest quarter of the Northwest quarter of Section 16, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and generally located south of the southeast corner of Yuma Road and Apache Road and reported that the public hearing had been held and there were no objections to the annexation. Moved by Vice Mayor Urwiller, seconded by Councilwoman May to adopt Ordinance 32-04 increasing the corporate limits of the Town of acres and read by title only. The motion passed unanimously.

**5I. Ordinance 33-04 Rezoning - BUCKEYE 60 L.L.C. RZ04-187**

Staff recommended this item be tabled due conflict with the agenda posting and packet item. Moved by Vice Mayor Urwiller, seconded by Councilwoman May to table this item. The motion passed unanimously.

**5J. Resolution 32-04 Final Plat - Sundance Cove FP04-106**

RBF Consulting on behalf of Marlor Homes requested Final Plat approval of a Subdivision to be known as "Sundance Cove". Moved by Vice Mayor Urwiller, seconded by Councilman Meck adopt Resolution 32-04 approving the Final Plat of a Subdivision to be known as "Sundance Cove" located generally south of Interstate 10, north of Sundance Parkway North, and east of Sundance Parcel 15 and as situated within the west half of the northeast quarter of Section 10, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian and read by title only. The motion passed unanimously.

**5K. Resolution 33-04 Final Plat - Verrado Parcels 4.501, 4.503, and 4.504 VERRADO FP 04-215**

Staff reported that they had received a request from Verrado requesting this item be tabled. Moved by Vice Mayor Urwiller, seconded by Councilwoman May to table Item 5K. Resolution 33-04. The motion passed unanimously.

**5L. Resolution 34-04 Final Plat - Verrado Parcels 5.601, 5.602, and 5.603 VERRADO FP04216**

Staff reported that they had received a request from Verrado requesting this item be tabled. Moved by Vice Mayor Urwiller, seconded by Councilwoman May to table Item 5K. Resolution 33-04. The motion passed unanimously.

**5M. Resolution 36-04 Final Plat Council Estrella Vista ESTRELLA VISTA FP 04-134**

Staff presented a request by Joe Kalish for Final Plat approval of a subdivision to be known as Estrella Vista. Moved by Councilman Beard, seconded by Vice Mayor Urwiller to adopt Resolution 36-04 approving the Final Plat of a subdivision to be known as "Estrella Vista" located northwest of the intersection of Broadway Road and Apache Road and also located generally within Section 20, Township 1 South, Range 3 West of the Gila and Salt River Base and Meridian and read by title only. The motion passed unanimously.

**6. Interim Town Manager's Summary of Current Events and Reports.**

Carroll Reynolds reported on the following items:

1. The Fire Department has hired Bob Costello as the new Fire Marshall. Mr. Costello was formally with the Buckeye Valley Rural Fire District.
2. Staff is working on arrangements for another Council retreat to be held in September. Topics for the retreat will be dealing with Community Development issues i.e. rapid growth.
3. Verrado will be hosting a DMB Corporate Overview and Verrado Entitlement Briefing and Site Tour on Saturday, August 21<sup>st</sup> and September 11<sup>th</sup> from 10:00 a.m. to 1:00 p.m. Council is invited to attend. Please contact Linda Garrison if you are interested in attending.
4. A week ago last Saturday Council held a Retreat to develop a Vision and Value Statement. The Retreat was very successful.
5. The Town Attorney is continuing to work with APS on their franchise agreement.

**7. Comments from the Mayor and Council.**

**Councilman Meck** requested a staff look into design standards and development codes from neighboring cities and towns. He also commended the Council and staff on a retreat "well done".

**Councilman Beard** reported that he has received several comments from the public about the new attitude of Town employees.

**Vice Mayor Urwiller** stated he has spent time with Ms. Hutchins at a conference on Main Streets.

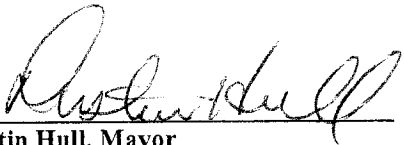
**Councilwoman May** questioned staff of the status of the impact fees.

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Councilman Garza apologized for not attending the retreat, stating he had to attend re-certification of his par medic certification.

**8. Adjournment**


There being no further business to come before the Council, moved by Councilman Meck, seconded by Vice Mayor Urwiller to adjourn (8:03 p.m.). The motion passed unanimously.

  
\_\_\_\_\_  
Dustin Hull, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Linda Garrison, Town Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Council Meeting held on the 3<sup>rd</sup> day of August, 2004. I further certify that the meeting was duly called and that a quorum was present.

  
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Linda Garrison, Town Clerk